



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT No. 03-392-(5)
CONDITIONAL USE PERMIT

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE June 1, 2004	

APPLICANT Cingular Wireless	OWNER Newhall Land and Farming Co.	REPRESENTATIVE SBA Network Services
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REQUEST

Conditional Use Permit: To establish, operate and maintain a wireless telecommunications facility on an existing 114' tall Southern California Edison electrical tower. The proposed facility will consist of a 2' diameter microwave antenna mounted on the tower at 35' above grade, and 12 panel antennas mounted 40' above grade. Four equipment cabinets will be situated underneath the tower and be enclosed by a 6' tall solid wall.

LOCATION/ADDRESS Approx. 570' NE of the Western Terminus of Westridge Parkway		ZONED DISTRICT Newhall	
ACCESS Westridge Parkway		COMMUNITY Santa Clarita Valley	
		EXISTING ZONING A-2-5 (Heavy Agriculture, 5 Acre Minimum Lot Size)	
SIZE 12.88 net acres	EXISTING LAND USE 114' tall electrical tower	SHAPE Irregular	TOPOGRAPHY Hilly

SURROUNDING LAND USES & ZONING North: Vacant/ A-2-5	East: Vacant/ RPD-5,000-5.0U (Residential Planned Development, 5,000 sq. ft. minimum lot size, 5 units per lot maximum).
South: Vacant/ RPD-5,000-5.0U and A-2-5	West: Single-family residences/ A-2-5

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	_____	_____	_____
Santa Clarita Valley Community Plan	Hillside Management	N/A	See Staff Report

ENVIRONMENTAL STATUS

Class 3 Categorical Exemption (New Construction or Conversion of Small Structures).

DESCRIPTION OF SITE PLAN

The site plan depicts a 2' diameter microwave antenna mounted on the 114' tall tower at 35' above grade, and 3 sectors each holding four, 4' long panel antennas mounted 40' above grade. Four equipment cabinets will be underneath the tower, occupy approximately 250 sq. ft., and be enclosed by a retaining wall.

KEY ISSUES

- Satisfaction of Section 22.56.040 of the Los Angeles County Code Conditional Use Permit Burden of Proof requirements.
- Satisfaction of Section 22.56.215 of the Los Angeles County Code Additional Regulations for Hillside Management areas.
(If more space is required, use opposite side)

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

**(O) = Opponents (F) = In Favor*